CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA
REGULAR MEETING

NOVEMBER 16, 2004

INVOCATION:
Pastor Jim Schrotel of Unity Chapel of Light gave the invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Orach led the pledge of allegiance.

CALL TO ORDER:
Mayor Lavagnino called the Regular Meeting of the City Council to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino.

STAFF MEMBERS PRESENT:
City Manager Ness, Assistant City Manager Haydon, Interim City Attorney Stockton, Director of Administrative Services Snodgrass, Director of Public Works Karp, Police Chief Macagni, Director of Utilities Chisam, Community Development Director Lindsey, Fire Chief Ortiz, Director of Recreation and Parks Posada, Planner III Shipsey, Planner II Kimball, and Chief Deputy City Clerk Perez.

PROCLAMATION – FAMILY WEEK
Councilmember Patino read a proclamation declaring the week of November 21-27, 2004 as "Family Week" in the City of Santa Maria and encouraging the community members to pay tribute and recognize the important role every family member plays in making family life more complete through love and commitment to those values that strengthen the family. The proclamation was accepted by Sister Janet Corcoran and Tom Gulliver.

VOLUNTEER OF THE MONTH
Councilmember Mariscal presented a gift to Jim Low, Recreation and Parks Volunteer of the Month for November 2004, for his dedication of time and energy in implementing successful senior programs for the Recreation and Parks Department, the Santa Maria Valley Senior Citizens Club, and the Santa Maria Valley Seniors Travel Club.

CONSENT CALENDAR
Councilmember Trujillo requested Items 2J, 2L, and 2V be pulled for comment. Councilmember Mariscal also requested Item 2L be pulled for comment.

Item 2J – Federal and State Disaster Relief Funds. Councilmember Trujillo asked if these funds were available at any time or just as the result of a disaster.

City Manager Ness explained that the funds were being received as a result of the San Simeon Earthquake and were based on extensive reports compiled by City staff of the extent of damage to City facilities and the cost of repairs.

Item 2L – Award of Bid for Street Overlay-2004. Councilmember Trujillo indicated he was glad to see a local contractor awarded the bid.

Councilmember Mariscal explained that the money for this project was coming from Measure D funds which was approved by the voters several years ago. The City received a good portion of the Measure D funds for Santa Barbara County, and the money was used for street and road projects. The tax approved by the voters through Measure D would be ending in 2009, and a new measure would be put before the voters to continue the funding. He hoped the voters would again support such a tax.

Mayor Lavagnino commented that when Measure D was on the ballot, there was a list of projects that would be constructed with the funds. All projects except one had been completed.

Item 2V – Naming of "Robin Ventura Field." Councilmember Trujillo stated that not only was the "Robin Ventura Field" one of the good things the City was doing for the community; it also recognized Robin Ventura who was a wonderful role model for the youth of the community. This park is being partially financed by the three Rotary Clubs in Santa Maria and was a collaborative effort between Rotary, the City and other organizations.

Consent Calendar Items A through W were accepted and approved with the indicated action on motion by Councilmember Orach, seconded by Councilmember Patino, and carried on the following vote:

AYES: Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar will be adopted by the same vote cast at the first reading unless City Council indicates otherwise.

B. MINUTES
The Minutes of the Regular City Council Meeting of November 2, 2004, were approved as submitted.

C. ORDINANCE NO. 2004-16
Second reading of Ordinance No. 2004-16 was conducted authorizing an amendment to the contract between the City Council of the City of Santa Maria and the Board of Administration of the California Public Employees' Retirement System for Section 21363.1 (3% at 55 Full Formula) for Local Fire Members and the Ordinance was adopted.

Ordinance No. 2004-16 to be adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF SANTA MARIA AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM.

D. CONFLICT OF INTEREST CODE
Resolution No. 2004-206 was adopted approving amendments to Appendix "A" of the City's Conflict of Interest Code to reflect classification changes.

Resolution No. 2004-206 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING APPENDIX "A" OF THE CONFLICT OF INTEREST CODE FOR DESIGNATED FILERS OF THE CITY OF SANTA MARIA AND CHANGING THE TITLE FOR A PART-TIME INSPECTOR POSITION.

E. WARRANTS
Warrant Nos. 116254 TO 116546 in the amount of $1,642,815.98 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant Nos. 113572, 113573, and 115086 were cancelled.

F. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads as shown on records on file in the Administrative Services Department and having been approved for payment by the Director of Administrative Services.

G. ZONING TEXT AMENDMENT
Second reading was conducted of Ordinance No. 2004-18, a Zoning Text Amendment to add Chapter 49 to Title 12 of the Santa Maria Municipal Code related to mixed uses, and the Ordinance was adopted.

Ordinance No. 2004-18 to be adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE ADDITION OF CHAPTER 49 (MIXED-USE DEVELOPMENT STANDARDS) TO TITLE 12 OF THE SANTA MARIA MUNICIPAL CODE, Z-2004-002.

H. ALCOHOLIC BEVERAGE LICENSE
A Notice from the California Department of Alcoholic Beverage Control of an application for an Alcoholic Beverage License in an existing warehouse for Paul Lato located at 2717 Aviation Way was noted and filed.

I. ALCOHOLIC BEVERAGE LICENSE
A Notice from the California Department of Alcoholic Beverage Control of an application for an Alcoholic Beverage License in an existing warehouse for Chateau Burbank located at 2717 Aviation Way was noted and filed.

J. FEDERAL AND STATE DISASTER FUNDS
Resolution No. 2004-207 was adopted authorizing the Director of Administrative Services to receive Federal and State Disaster Funds related to the San Simeon Earthquake and subsequent aftershocks.

Resolution No. 2004-207 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING THE DIRECTOR OF ADMINISTRATIVE SERVICES TO ACCEPT FEDERAL AND STATE DISASTER FUNDS.

K. 2004 BULLETPROOF VEST GRANT PROGRAM.
Resolution No. 2004-208 was adopted authorizing the appropriation of $11,062.82 to be allocated to the Santa Maria Police Department under the provisions of the 2004 Bulletproof Vest Grant Program.

Resolution No. 2004-208 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROPRIATING THE 2004 BULLETPROOF VEST PROGRAM GRANT FUNDS.

L. AWARD OF BID
Resolution No. 2004-209 was adopted awarding the bid and approving an agreement with A. J. Diani Construction Company, Inc. for the budgeted public works project, Street Overlay –2004, Bid No. 2005/07, in the amount of $638,951.36.

Resolution No. 2004-209 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CONTRACT WITH A. J. DIANI CONSTRUCTION COMPANY, INC. FOR STREET OVERLAY-2004, BID NO. 2005/07.

M. NOTICE OF CONTRACT COMPLETION
A Notice of Contract Completion for Fluoridation Facility, Bid No. 2003/01, was approved.

N. CROSSWALKS
Resolution No. 2004-210 was adopted establishing crosswalks at Liberty School, David Sanchez Elementary School, and Tommie Kunst Junior High School.

Resolution No. 2004-210 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING ESTABLISHMENT OF CROSSWALKS PURSUANT TO SECTION 21106 OF THE CALIFORNIA VEHICLE CODE.

O. NO STOPPING ZONES
Resolution No. 2004-211 was adopted establishing no stopping zones on West Carmen Lane at four locations between Blosser Road and Trinity Drive.

Resolution No. 2004-211 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING NO STOPPING ZONES ON WEST CARMEN LANE PURSUANT TO SECTION 7-5.16 OF THE SANTA MARIA MUNICIPAL CODE.

P. TWO-HOUR PARKING ZONE
Resolution No. 2004-212 was adopted establishing a two-hour parking zone on Roemer Way near Preisker Lane.

Resolution No. 2004-212 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING TWO-HOUR PARKING ZONES ON ROEMER WAY AND PREISKER LANE PURSUANT TO SECTION 7-5.14 OF THE SANTA MARIA MUNICIPAL CODE.

Q. TWO-HOUR PARKING ZONE
Resolution No. 2004-213 was adopted establishing a two-hour parking zone on Enos Drive between College Drive and Shepard Drive.

Resolution No. 2004-213 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING A TWO-HOUR PARKING ZONE ON ENOS DRIVE PURSUANT TO SECTION 7-5.14 OF THE SANTA MARIA MUNICIPAL CODE.

R. 30-MINUTE PARKING ZONES
Resolution No. 2004-214 was adopted establishing 30-minute parking zones on Lincoln Street and Orange Street.

Resolution No. 2004-214 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING 30-MINUTE PARKING ZONES ON LINCOLN STREET AND ORANGE STREET PURSUANT TO SECTION 7-5.14 OF THE SANTA MARIA MUNICIPAL CODE.

S. FOUR-WAY STOP
Resolution No. 2004-215 was adopted establishing a four-way stop at the intersection of Western Avenue and Boone Street.

Resolution No. 2004-215 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ESTABLISHING A FOUR-WAY STOP AT WESTERN AVENUE AND BOONE STREET PURSUANT TO SECTION 7-5.20 OF THE SANTA MARIA MUNICIPAL CODE.

T. PASSENGER LOADING ZONE
Resolution No. 2004-216 was adopted eliminating an existing passenger loading zone on Lincoln Street near Tunnel Street.

Resolution No. 2004-216 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ELIMINATING A LOADING ZONE ON LINCOLN STREET PURSUANT TO SECTION 7-5.05 OF THE SANTA MARIA MUNICIPAL CODE.

U. LANDSCAPE MAINTENANCE DISTRICT ANNEXATIONS
Resolutions No. 2004-217, 2004-218 and 2004-219 were adopted annexing seven (7) parcels into the Northwest, South Miller Street/South College Drive and Southwest Landscape and Lighting Districts.

Resolution No. 2004-217 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ANNEXING AND AUTHORIZING THE ASSESSMENT OF LANDSCAPE MAINTENANCE FEES TO SANTA MARIA-BONITA JUNIOR HIGH SCHOOL #3, LIBERTY II ELEMENTARY SCHOOL AND PALISADES GAS AND WASH LOCATED IN THE NORTHWEST LANDSCAPE AND LIGHTING DISTRICT (STREET AND HIGHWAYS CODE SECTION 22500, ET SEQ.)

Resolution No. 2004-218 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ANNEXING AND AUTHORIZING THE

ASSESSMENT OF LANDSCAPE MAINTENANCE FEES TO FAITH KOREAN CHURCH LOCATED IN THE SOUTH MILLER STREET/SOUTH COLLEGE DRIVE LANDSCAPE AND LIGHTING DISTRICT (STREET AND HIGHWAYS CODE SECTION 22500, ET SEQ.)

Resolution No. 2004-219 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ANNEXING AND AUTHORIZING THE ASSESSMENT OF LANDSCAPE MAINTENANCE FEES TO WESTGATE ELEMENTARY SCHOOL, RADCO EXTERIORS AND MAINLINE AUTOBODY LOCATED IN THE SOUTHWEST LANDSCAPE AND LIGHTING DISTRICT (STREET AND HIGHWAYS CODE SECTION 22500, ET SEQ.)

V. NAMING OF PUBLIC FACILITY

Council selected from the resources list and approved the name Robin Ventura to be honored by naming the proposed baseball training field at Rotary-Centennial Park the "Robin Ventura Field."

W. ORDINANCE NO. 2004-19

Second reading of Ordinance No. 2004-19 was conducted and the Ordinance was adopted establishing supplemental water charges for new City residents receiving water services from Cal Cities Water Company, and Resolution No. 2004-220 was adopted establishing the method for determining the supplemental water charge.

Ordinance No. 2004-19 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA ESTABLISHING SUPPLEMENTAL WATER CHARGES.

Resolution No. 2004-220 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING SUPPLEMENTAL WATER CHARGES FOR NEW CITY RESIDENTS RECEIVING WATER SERVICES FROM CAL CITIES.

PUBLIC COMMENT

Ernest Armenta thanked his wife and the voters who had voted for him. He also spoke regarding the rights of students at Santa Maria High School to speak up for themselves. He encouraged members of the Class of 2005 to run for School Board and City Council.

Anthony Armenta spoke regarding the incident at Santa Maria High School last Wednesday and said he thought the way the situation was handled was wrong.

Sister Janet Corcoran spoke regarding the Food Bank's fundraising campaign to construct a new warehouse facility and about the need to reform the Medicare Prescription Drug program to assist seniors more.

Robert Ziener congratulated the newly reelected Mayor and Councilmembers and spoke regarding the airport.

SOUTH MILLER TRANSIT CENTER

Planner II Kimball gave the staff report. The project is a General Plan Amendment from HCM (Heavy Commercial Manufacturing) to CD-II (Central District II) and a Zone Change from CM (Commercial Manufacturing) to C-1 (Central Business District). The site is located at the southeast corner of East Boone Street and South Miller Street. The 3.2 acre site is owned by the Santa Maria Valley Railroad. The new facility would replace the existing transit center on East Cook Street as the principal focal point of the City's mass transit system and would include bus and passenger parking/loading, administrative offices, and retail and beverage sales. The proposed building would be located on the western portion of the site, near Miller Street, with the parking and loading on the eastern portion of the site. The location along the existing railroad tracks may serve to support future regional and national rail transit, giving passengers a station within walking distance of downtown Santa Maria and Allan Hancock College. Having a multi-modal transit center in the proposed location would be consistent with the intent of the Downtown Specific Plan.

Mayor Lavagnino opened the public hearing.

Laurie Tamura, representing Santa Maria Valley Railroad, indicated that after questioning the area proposed for the new Transit Center, City staff had conducted a survey and concluded that the area was not 3.2 acres but rather 2.8 acres. She asked that the resolutions and ordinance reflect that change. She commended City staff for their efforts in working with the Railroad on the project.

Mayor Lavagnino asked if Community Development Director Lindsey would be comfortable changing the project site size.

Director Lindsey suggested the resolutions and ordinance be changed to read approximately 3 acres since he was not certain of the Engineering Department's findings from the survey.

Hearing no further public testimony, Mayor Lavagnino closed the public hearing.

Councilmember Mariscal commended the Planning Commission for adding the six provisions listed in the staff report. He indicated he especially liked the pedestrian pathway that would link the Transit Center with McClelland Street and the downtown area.

Councilmember Orach stated he thought the Transit Center would be a valuable asset and a critical component of the downtown area.

Resolution No. 2004-221 was adopted as amended approving a Negative Declaration for E-2004-045 on motion by Councilmember Orach, seconded by Councilmember Trujillo, and carried on the following vote:

AYES: Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2004-221 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION (E-2004-045) FOR SOUTH MILLER TRANSIT CENTER LOCATED AT 630 EAST BOONE STREET.

Resolution No. 2004-222 was adopted as amended approving an amendment to the General Plan (Land Use) on motion by Councilmember Orach, seconded by Councilmember Trujillo, and carried on the following vote:

AYES: Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2004-222 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A GENERAL PLAN (LAND USE) AMENDMENT FOR SOUTH MILLER TRANSIT CENTER LOCATED AT 630 EAST BOONE STREET, GPZ-2004-005, E-2004-045, (APPROXIMATELY 3 ACRES), ASSESSOR'S PARCEL NO. 125-150-002.

Ordinance No. 2004-20 was introduced by title only for first reading and continued to the next meeting for second reading and adoption on motion by Councilmember Orach, seconded by Councilmember Trujillo, and carried on the following vote:

AYES: Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2004-20 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REZONING APPROXIMATELY 3 ACRES OF PROPERTY LOCATED AT 630 EAST BOONE STREET.

WORKFORCE HOUSING REPORT

Planner III Shipsey gave the staff report. The Workforce Housing Report stems from the Housing Element adoption process. This process started with the formation of the Housing Task Force which identified the scope of many housing issues, including increasing housing cost burdens for homeowners and renters. In December 2002, the Santa Barbara County Association of Governments adopted the Regional Housing Needs Allocation (RHNA) that assigned Santa Maria 4,837 housing units from January 2001 through June 2008. The City must quantify the ability to produce its RHNA targets in the Housing Element before the State Department of Housing and Community Development certifies the document to be in compliance with State law. During the Housing Element review, the City Council raised concerns over the adequacy of policy aimed at Workforce Housing for Santa Maria residents. When the Community Development Department presented its Workforce Housing Report to the City Council on February 17, 2004, the Council requested additional information with input from the community. A workshop was held on November 1, 2004, to discuss the attributes associated with Workforce Housing. The workforce in Santa Maria consists of diverse and varied individuals. Workforce Housing is that housing occupied by persons who actively work for salary or wages in Santa Maria. The prevailing literature on Workforce Housing clearly identifies housing as an economic development tool. Having housing that can be rented or purchased by the local workforce helps businesses stay in the community. Having Workforce Housing available to workers that are locating in the City of Santa Maria creates an added incentive to the location choices. A Workforce Housing program would serve the resident workers of the City and benefit the region through economic development and reversing the growing trend of long automobile commutes to the Santa Barbara South Coast and San Luis Obispo area. Staff is recommending the Council take several Workforce Housing actions. Those actions are:

1. Identify the Workforce Housing population in the City of Santa Maria as that income group which earns household income that falls between 80 percent and 120 percent of the HUD median income in Santa Barbara County, and works in the City of Santa Maria for more than 50 percent of the household income; and

2. Build Workforce Housing partnerships that target increasing homeownership opportunities for resident workers in the City of Santa Maria and further the policies of the Economic Development Element; and

3. Amend the Housing Element of the General Plan to make the provision of Workforce Housing a vital component of effective housing production policies and incorporate specific toolbox option programs that reduce the cost of housing for workers employed in the City of Santa Maria.

Mayor Lavagnino noted that the City of Santa Maria had, by the end of 2003, already achieved the entire above moderate-income RHNA target, but the City still needs moderate-income housing and low-income housing.

Planner Shipsey stated the increase in commuter patterns the City is seeing has caused an increase in housing prices.

Mayor Lavagnino stated he liked the approach the City of Atascadero had taken toward Workforce Housing.

Councilmember Patino stated she thought it was important that new home sales go to the people of Santa Maria before going to investors.

Councilmember Mariscal indicated that the builders who were building homes in Santa Maria were building for the moderate income group, but the market was driving the prices up. What the City of Atascadero is doing is entering into agreements with developers. Most of the developers in Santa Maria would probably be willing to do that. The City of Carpenteria also recently started a program like this.

Mayor Lavagnino opened the public hearing.

Sister Janet Corcoran asked that the Council accept the recommendations as presented and talked about the shortage of housing in the City.

Hearing no further testimony, Mayor Lavagnino closed the public hearing.

Council consensus was to direct staff to implement the three Workforce Housing actions.

HOUSING ELEMENT REVISIONS

Planner III Shipsey gave the staff report. The City Council adopted the Housing Element of the General Plan on November 18, 2003. The State Housing and Community Development Department (HCD) responded with a review of the adopted document in a letter dated February 4, 2004. State HCD certification of the City's Housing Element is a prerequisite for California Proposition 46 funding of Housing Program eligibility. Staff's response to the State HCD letter is incorporated throughout the text of the Draft Revision to the Housing Element which will be sent to the State after the amendments are adopted. Recent legislation that was signed by the Governor in 2004 must also be taken into account in the Housing Element. On October 11, 2004, an additional public participation roundtable workshop was conducted to identify siting criteria for each of the seven special needs population groups which include disabled, elderly, large households, farmworkers, single parent households, homeless, and students. At the direction of the City Council, a workforce housing workshop was held on November 1, 2004. As a result of the Workforce Housing Report, the City Council directed that additional Housing Element amendments be processed to implement a Workforce Housing Program. He indicated there was one correction on page HE 3-4, the City is a Charter City and not subject to the limitation on amending its General Plan. Staff will make that change before submitting the revisions to the State.

Mayor Lavagnino stated on page 3 of the staff report it indicated that the City would need to amend the Municipal Code regarding density bonuses and remove the Senior Housing Overlay and amend the Land Use Element to establish density floors for new construction in order to comply with recent legislation. He asked what the new legislation was and what changes would be needed.

Planner Shipsey explained what SB 1818, AB 2348 and Government Code Section 65008 required and what actions the City would need to take.

Councilmember Mariscal asked if that meant that housing projects with Senior Housing Overlays would have that designation removed.

Interim City Attorney Stockton explained that there was at least one project in the City where the senior housing restriction was an environmental mitigation measure because of parking and traffic concerns. In that instance, it would have to remain a senior housing project or provide replacement mitigation.

Mayor Lavagnino opened the public hearing.

Edwardo Ramirez spoke (with the assistance of a translator) regarding the need for low-income housing for field workers.

Pedro Paez also spoke (with the assistance of a translator) regarding the need for low-income housing for field workers.

Laurie Tamura stated Santa Maria had been very successful over the last 20 years in providing needed housing in a number of income areas. The County is not taking on its responsibility to provide housing like Santa Maria is. She indicated that the County Board of Supervisors would be holding a public hearing on November 22nd to consider the County's Housing Element. She recommended Mr. Ramirez and Mr. Paez take their message to the Board as well. She read an excerpt from the County staff report which said "Santa Maria did not meet its regional housing allocation during the last planning period and did not meet the needs for affordable units."

Mayor Lavagnino responded that in 2003, 73% of the housing built in Santa Barbara County was built in the City of Santa Maria. The City is doing far more than its share in the area and the County is doing little or nothing.

Hearing no further testimony, Mayor Lavagnino closed the hearing.

Resolution No. 2004-223 was adopted with the recommended changes approving amendments to the Housing Element of the General Plan on motion by Councilmember Orach, seconded by Councilmember Mariscal, and carried on the following vote:

AYES: Councilmembers Mariscal, Orach, Patino, Trujillo, and Mayor Lavagnino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2004-223 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE HOUSING ELEMENT OF THE GENERAL PLAN, GP-2002-003, E-2003-064.

REPORT BY CITY MANAGER:
City Manager Ness reported on items for the December 7, 2004, City Council meeting including a resolution that would establish a municipal electric utility. Initially it was intended that the election results would be certified and the swearing in ceremonies for the newly elected officials would be on December 7th. However, due to the amount of time it is taking the County to canvass the votes and certify the results, the Council will be certifying the results on December 21st and the swearing ceremonies will occur at that time.

ORAL REPORTS OF COUNCILMEMBERS
Councilmember Trujillo thanked the people of Santa Maria who voted for him and assured everyone that the City Council represents all the people of the City.

Councilmember Orach congratulated Mayor Lavagnino and Councilmember Trujillo and thanked the voters who voted for him. The Council has been a good working group. The Council has put more police officers and firefighters on the street and built several new parks which benefit the entire community.

Councilmember Patino congratulated the newly elected officers.

Councilmember Mariscal congratulated the newly elected officers. He reported on the very historic meeting on November 11th between the Santa Barbara County Association of Governments (SBCAG), its counterpart in Ventura (VCOG), and the Southern California Association of Governments (SCAG), which includes Los Angeles County, Orange County, Imperial County, and San Diego County. The City of Santa Maria is doing a wonderful job in its planning; but all the planning the City does has to be with a look over its shoulders. With the exponential growth that is planned for the urban areas of the San Francisco Bay area and the Los Angeles area, both of those areas will have an overlapping effect in this area. He also reported on meeting the Marines at the Santa Maria Public Airport on their way to Sacramento, and on the final public meeting for the Downtown Specific Plan.

Mayor Lavagnino also congratulated Councilmembers Orach and Trujillo. This Council is a team, and a really good team. He thanked the voters of Santa Maria for letting him have the great honor of being Mayor for another term.

CLOSED SESSION
The City Council adjourned to Closed Session at 8:04 p.m. for Conference with Legal Counsel regarding existing litigation pursuant to Subsection (a) of Government Code Section 54956.9 to discuss Santa Maria Valley Water Conservation District v. City of Santa Maria; Conference with Labor Negotiator pursuant to Government Code Section 54957.6, Agency representative: Assistant City Manager, Employee organization: Service Employees International Union (SEIU), Local 620; and Public Employee Appointment pursuant to Subsection (e) of Government Code Section 54957 (City Attorney).

After the Closed Session, the following was announced:

Santa Maria Valley Water Conservation District v. City of Santa Maria – Status report.

Conference with Labor Negotiator re: SEIU – Update. Direction to staff.

Public Employee Appointment – Direction to staff.

ADJOURNMENT
There being no further business to come before the City Council at this time, the meeting was declared adjourned at 9:12 p.m. by order of Mayor Lavagnino.

APPROVED December 7, 2004
Date

Patricia A. Adler
Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council

ATTEST: Patricia A. Adler
Chief Deputy City Clerk

L. D. Lavagnino
Mayor of the City of Santa Maria